

**WILLMAR PLANNING COMMISSION
CITY OF WILLMAR, MN
WEDNESDAY, APRIL 6, 2022**

MINUTES

1. The Willmar Planning Commission met on Wednesday, April 6, 2022, at 6:30 p.m. at the Willmar City Offices Conference Room #1.

****Members Present:** Jonathan Marchand, Jeff Kimpling, Steven Dresler, Stephanie Carlson, Stacy Holwerda, and Jasmine Miller.

****Others Present:** Justice Walker - Planning and Development Director, Kayode Adiatu – City Planner, Marcus Johannes – Shakopee, Douglas Fenster – Willmar, Ben O’Malley – Willmar, Shelby Lindrud – West Central Tribune, Mike Calvin – Willmar, Garry Peterson – Willmar, and Todd Raap – Spicer.

2. MINUTES: Minutes from the March 2, 2022 meeting was reviewed and approved as presented.
3. CHANGES OR ADDITIONS TO THE AGENDA: There were no changes to the Agenda.
4. ROCKSTEP SUBDIVISION AND REZONE - PRELIMINARY: Planner Adiatu presented the Rockstep subdivision plans to the Commission. He explained that the applicant is looking to extend the lot line of the old Herbeger’s place and move the lot line to match the party wall from the Kandi Mall. In the same vein, they plan to create a 1-acre lot 1 at the NE corner of lot 2. They are also looking to subdivide the old pizza hut property (lot 4) and rezone it from Shopping Center to the General Business district to allow for the construction of a Slim Chicken restaurant with a drive-thru facility. Lastly, the applicant is requesting to subdivide the Anytime Fitness Center block with existing access to remain.

Commissioner Carlson asked what happens to the lot line that splits JC Penny’s place in half. Mr. O’Malley responded that it would disappear once it is platted and all the rest of the Mall will be lot 3. Commissioner Dresler why they are proposing to move the lot line in the old Herbeger’s place. Mr. O’Malley responded that they want the property line to be on the party wall and there is a door between the properties. Planner Adiatu informed the Planning Commission that the old Pizza hut site would be rezoned to allow for its use as a drive-thru restaurant. He further explained that WMU and the Engineering departments have reviewed the Rockstep plans and they all have no major issues.

Commissioners deliberated on the uses in the Shopping Center district and what can be done to eliminate it since standalone retail businesses are being rezoned to the General

Business district. Director Walker stated that the uses will remain but the Shopping Center district could be eliminated.

With no further questions, the preliminary hearing was closed.

5. DOWDEY ADDITION - PRELIMINARY: Planner Adiatu presented the Dowdey Subdivision plans to flip the property on 1400 Grace Avenue SW such that it runs North and South. The property is zoned R-2. He further explained that the lots do not meet the lot size requirement and that the Commission has the prerogative of denying or approving the plat. Commissioner Miller asked if the purposed of the flipping is to sell the property to the West. Mr. Rapp responded yes. She further asked if the City would require a Variance for the proposed lot sizes. Director Walker responded that he does not have concerns with lot minimums and implored the Planning Commission to examine the lot minimums in Residential districts. Commissioner Kimpling stated that the pros outweigh the cons in the sense that the empty lot would be developed.

With no further questions, the preliminary hearing closed

6. BREW PUB DISTRICT DESIGNATION STUDY: Planner Adiatu presented the Brewpub district designation study to the Commission. He informed them that research was carried out whereby 10 cities with Brewpubs were examined to see what could be imitated in the City of Willmar. Planner Adiatu stated 4 districts were determined for Brewpubs in the City namely: General Business, Limited Business, Central Business, and the Light Industry Business districts. Planner Adiatu recommended that Brewpub should be permitted outright in the GB district but with a conditional use in the Limited Business and Central Business districts.

Commissioners examined and deliberated on the outcome of the research and recommended that Brewpubs should not be allowed in the Light Industry District.

With no further question, the preliminary hearing was closed.

7. REVIEW OF USES IN THE I-2 DISTRICTS: Director Walker presented this item and steered the review of each use in the I-2 district with the Planning Commission. Some of the uses that were recommended for a Text Amendment include Gun Ranges and Breweries. Dairies and Creameries were both recommended for removal from the I-2 district. Other uses that were examined are Agricultural businesses of different scales, Commercial Kennels, Farm Product sales, Lumber wood Production and Sales, Transportation Facilities and Businesses, Manufacturing Businesses, etc.

Commissioners recommended that we apply a threshold for some of the uses and require some conditions for them.

With no further questions, the review of the uses in the I-2 district was closed.

8. COLUMBARIUM ORDINANCE: Director Walker presented three different drafts of

the Columbarium Ordinance to the Planning Commission for review. Commissioners sampled three Columbarium Ordinances to develop the City of Willmar Columbarium Ordinance. Commissioners also examined setbacks, heights, minimum square foot requirements, and design standards. Director Walker stated the Columbarium would not be a primary structure but an accessory use to an existing building/church.

With no further questions, the review of the Columbarium Ordinance was closed.

9. MISCELLANY: Director Walker discussed the fence and hedges issues with the Commission and asked if a Fence permit should be required in the City of Willmar. He also provided an update on the Willmar Middle School proposed CIC Plat and that other City staff agree that the proposed curb cut should be moved. Lastly, he informed the Commission that Catering services are not allowed in the General Business district but that it was only an omission in the Zoning Ordinance.

Director Walker also discussed the review of the CIP with the Planning Commission and informed the Commission that the Charter requires that the Planning Commission be involved in the CIP review. Commissioners agreed to abdicate the oversight of the CIP review and recommend further considerations to the City Council.

There being no further discussions, the meeting was adjourned at 8:30 p.m.

Best Regards

A handwritten signature in black ink, appearing to read 'Kayode Adiatu', with a stylized, cursive script.

Kayode Adiatu

[illegible]

The Westerly 145 feet of the Soil, hereby 65.5 feet in 1st Town (2) of Block (5) in Varnay Addition to the City of Willmar.

AKC)

This part of Lot 2 of Block 5 of Varnay Addition to the City of Willmar contains within the following metes and bounds: Commencing at a point on the North Line of Lot 2, which is 222.25 feet West of the North east corner of the same, thence continuing West along said North Line of Lot 2 a distance of 47.5 feet to a point; thence South along the same North Line of said Lot 2 a distance of 82.85 feet; thence West to the point of the said North Line of said Lot 2 a point on the West line of said Lot 2, which said point is the point of beginning of the tract hereby conveyed; thence South or along said West Line 50 feet to a point; thence East on and along a line parallel to the North Line of said Lot 2 a distance of 144.5 feet; thence North on a line parallel to the West line of said Lot 2 a distance of 50 feet; thence West to the point of beginning of the tract hereby conveyed.

Legend

- INDICATES TRIMMONUMENT PLACED
- INDICATES TRIMMONUMENT FOUND
- INDICATES CONCRETE SURFACE
- INDICATES GRAVEL SURFACE

JOB NO: 2022-153
FILE NAME: 2022-153.DWG
LOCATION: 15-119-35

SHEET 1 OF 1

A STUDY OF ZONING DISTRICT DESIGNATION FOR BREWPUBS

In 2019, City Council of Willmar adopted an Ordinance Amending Chapter 3, Alcoholic Beverages, Article III, and Sale of Intoxicating Liquor for on-premises Consumption, Division 2, License, Section 3-137, **Brewer Taproom Licenses**, and Adopting a New Section 3-138, **Brew Pub Licenses**. More information on this can be found on the City website, specifically Ordinance NO 1443.

The purpose of this study is to identify Zoning designations for Brewpubs in the City of Willmar. To achieve this, staff examined 10 Cities and their dynamic Zoning districts. Out of these 10 Cities, five of them were cities with 1 to 5000 in population less than the City of Willmar while the other five are Cities with 1 to 5000 in population more than the City of Willmar.

Cities 1 – 5000 more than the City of Willmar in Population

Chanhassen - 25, 947

Highway and Business Service District	Brewpub and Brewer taproom permitted outright
Central Business District	Brewpub and Brewer taproom permitted outright, producing less than 3,500 barrels per year Brewery operated in conjunction with a taproom, producing more than 3,500 barrels per year with a CUP
General Business District	Brewpub and Brewer taproom (producing less than 3,500 barrels/year) permitted outright Brewery operated in conjunction with a taproom (producing over 3,500 barrels/year) with a CUP
Industrial Office Park District	Brewery operated in conjunction with a taproom (producing less than 3,500 barrels/year) permitted outright Brewery operated in conjunction with a taproom (producing over 3,500 barrels/year) with a CUP

Hastings – 22, 154

Community Regional Commerce	Brew Pub, Brewer taproom with a CUP.
Central Business District (Downtown)	Brew Pub, Brewer Taproom with a CUP
Industrial Park	Brewer taproom permitted with a CUP

New Hope – 21, 986

Community Business District	Brew pub – permitted outright
City center district	Brew Pub – Permitted outright
Industrial District	Brewer taproom – conditional use

City of Columbia Heights 21, 973

Limited Business	Brew Pub with a CUP, Brewer Taproom with a CUP
General Business	Brewer Taproom, Brew Pub permitted outright
Central Business District	Brewer taproom, Brew Pub with a CUP
Light Industrial District	Brewer taproom permitted outright
General Industrial District	Brewer taproom outright

Lino Lakes 21, 399

Limited Business	Restaurants and Brew Pubs without drive-through service facilities and without outdoor dining or seating – Permitted outright
General Business	Restaurants and Brew Pubs with or without drive-through facilities, without outdoor dining or seating.

Cities 1 – 5000 less than the City of Willmar in Population

City of Northfield – 20,790

Commercial District	Brewpub permitted outright Brewer taproom permitted outright
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City of Hopkins – 19,079

Business District	Brewpub with a CUP (provided that the property and building abuts Main Street)
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City of Saint Michael – 18,235

General Business District	Brewpub and taproom permitted outright
Downtown Commercial District	Brewpub and taproom permitted outright

City of Anoka – 17,921

Highway Business District	Brewpub permitted outright
Shopping Center District	Brewpub permitted outright
General Business District	Brewpub and Brewer taproom permitted
outright Regional Business District (N&S)	Brewpub permitted outright
Neighborhood Commercial Business District	Brewpub permitted outright

City of Hutchinson – 14,599

Central Commercial District	Brewpub and Brewer Taprooms with a CUP
Fringe Commercial District	Brew Pub and Taprooms permitted outright
Conditional Commercial District	Brewpub and Brewer Taprooms with a CUP
Industrial Commercial District	Brewpub and Brewer Taproom with a CUP

RECOMMENDED ZONING WITH CONDITIONS FOR THE CITY OF WILLMAR

District	Use	Permission	Rationale
General Business	Brewpub	Outright	Should be permitted by right – consistent with other Cities that have been examined. However, a site plan shall be submitted to the City Engineer and Building official for necessary reviews and approvals/permits.
Limited Business	Brewpub	Conditional Use	This district accommodates office and professional service uses separate from the City’s retail and industrial areas and due to its proximity to Residential districts, a Conditional Use permit should be issued with special considerations before granting a Brewpub use in Limited Business District.
Central Business	Brewpub	Conditional Use	City of Willmar Central Business District, especially in the Downtown area accommodates commercial and office spaces. It also contain some few mixed-use development as well as close to the most R-2 (One and Two Family Residential) developments. In this case, a Conditional Use should be required with special considerations.
Light Industry	Brewpub	Conditional Use	Staff recommends a brewpub without outdoor dining or service with a Conditional Use Permit in the Light Industry District. Although, light industry facilities typically produces less air pollution impact, or contaminants, it is still a proactive safety measure to restrict the use without indoor dining.